

6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: none

7. Present Use of Property: residential

8. Comments:

- Dan Davis – Setback from 20’ to 10’ for a garage.
- Allen Schaefer – Looks like there are some markers there. If it is straight, then thinks he will have more room than he thought.
- Dan Davis – It is your responsibility to make sure you have the 10’ if it is approved.
- Allen Schaefer – Will check it closer. The garage was damage in a shed. Going to put the new one in the same place.
- Chris Voelker – There is are two steel pins. If the pins are anything, then it needs to be less.
- Carlyle Mueller – According to the legal description the neighbor should have a pin.
- Chris Voelker – Showed a picture where the pin is and where the proposed building will be.
- Laurie Brown – Not extending the rear corner
- Allen Schaefer – Wanting to keep the back wall where it was before.
- Karin Callis – Can we table it until he is sure?
- Carlyle Mueller – Yes or we could say 10’. Then he either has to make it 10’ or come back.
- James Agne – Photograph of the house, is there distance between the two corners?
- Allen Schaefer – They never touched.
- Brian Coats – There is a shadow on the photo.

9. Motion by Dan Davis, second Robert Schlegel to recommend to approve the Area/Bulk Variance by Allen and Kayce Schaefer to reduce the setback to 10’ off the north boundary line to build a garage. It is the landowner’s responsibility to ensure it is 10’. The property is located at 5413 State Route 156, Waterloo, IL. Parcel #08-32-200-009. Yes –9, No –0. Motion passed.

Petition for:	Variance Setback	Current Zoning:	A-2
Petition by:	Ed Schaefer & immaculate Conception Church		
Located at:	460 Palmer Road, Columbia, IL		
PIN:	04-09-300-003		
Fee:	Paid		

Documents Reviewed:

1. Letter of Intent:

We would like to request a variance for overall square feet and setback back requirements from the Right of Way for one entrance monument sign for Immaculate Conception Church & School.

The variance request for overall square feet is to increase from 24 SF to 54.4 SF.
The variance request for the setback is to decrease from a 40-foot setback to a 20-foot setback from the road.

Thank you for your consideration.

2. Health Department: NA
3. Soil and Water Conservation Report: NA
4. Effect on Comprehensive Plan: **Tabled due to letter from City of Columbia regarding the ROW and sign placement.**
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: NA
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: NA
7. Present Use of Property: agricultural
8. Comments:
 - Dan Davis – Setback variance by Immaculate Conception. The church has an easement.
 - Andy Hrdlicka – There is a 40' setback. Wants to place a sign. It's on the Schaefer's property but they are going to grant the church permission for the sign and they are going to get a lease.
 - Dan Davis – Will it have an electronic sign that the wording will change.
 - Andy Hrdlicka – We will go by what the rule is.
 - Chris Voelker – Want to say it is 15 seconds but need to verify.
 - Andy Hrdlicka – There will not be a ton of messages, since it is a church.
 - Dan Davis – The city sent a letter.
 - Ryan Webb – Wants to speak on the letter. Does not think the Planning Commission should consider the city's response. The city has an interest in the right-of-way. It was written as a formal objection. There has been no formal action taken by the city. Does not think that is proper. Should have been acted on in an open meeting. As far as he can tell, that did not occur.
 - Andy Hrdlicka – Has gone back and forth on the location and this one just makes the most sense.
 - Chris Voelker – He can only ask for what the county can grant.
 - Ryan Webb – We are 10', the City of Columbia is 20'. Can go anywhere from the 0-10'.
 - Carlyle Mueller – The letter of intent asks for 40' to 20'.
 - Brian Coats – One says right-of-way and the other says road.

- Ryan Webb – Once it is out of the right-of-way it is out of the City’s control, it is the county. This is a double variance request. The one is a legal interest for Columbia and we can’t do that. The other one we can that is off of the right-of-way.
 - Andy Hrdlicka – It sounds like the only thing you can vote on today is the size of the sign. The location is not feasible with the setback and the right-of-way.
 - Carlyle Mueller – If it is in the right-of-way, do we need to address the size.
 - Ryan Webb – They have an ordinance that no sign can be constructed in a public right-of-way. What you could do, is to approve both location and size as long as it is not in the right-of-way. If that does not meet the applicant’s needs then they can go to the City of Columbia. It also has to have a lease.
 - Laurie Brown – He is also asking to have a double the size of the sign.
 - Jane Kolmer – Doesn’t the size of sign that is safe need to be a certain distance from the road. How can we approve it without knowing that?
 - Ryan Webb – Where the proposal is, it is still setback quite a bit off the road.
 - James Agne – Looking at the photograph, it is perpendicular to the road.
 - Andy Hrdlicka – Yes
 - James Agne – Thinks a safer location would be at the neck of the round-a-bout. These signs are a distraction.
 - Andy Hrdlicka – Thinks the only thing that can be done is to vote on the size of the sign if it is not in the right-of-way.
 - Jane Kolmer – Couldn’t you put it farther down the driveway?
 - Andy Hrdlicka – We have looked at a variety of locations. We may have to go to that location, but then it would have to be even bigger.
 - Laurie Brown – Thinks the sign is too big.
 - Chris Voelker – They are trying to get it up to the elevation. There is a 6’ drop.
 - Ryan Webb – Suggested that this should be tabled. That would allow the board to bring it back until questions can be answered.
9. Motion by Dan Davis, second James Agne to recommend to table the Area/Bulk Variance by Immaculate Conception Church to reduce the setback requirement for an entrance monument sign. The property is located at 460 and 409 Palmer Road, Columbia, IL. Parcel #04-09-6300-003. Yes –9, No –0. Motion passed.
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Petition for: **Rezoning from A-2 to B-2** **Current Zoning: A-2**
 Petition by: James Fitzgibbons
 Located at: Route 3 and Kaskaskia Road, Waterloo, IL
 PIN: 11-07-400-019
 Fee: Paid

Documents Reviewed:
 1. Letter of Intent:

This petition in regards to the above-mentioned property is requesting zoning change from A-2 to B-2. Possible future location for storage building.

2. Health Department: Letter stating no issues with the zoning change. A private sewer system would be required.
3. Soil and Water Conservation Report: provide soil map and Eco Cat.
4. Effect on Comprehensive Plan: B-2 zoning would be in compliance with the Comprehensive plan.
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: Concern that increase traffic could lead to increase in traffic accidents.
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: Increase in assessment value to benefit school revenues, may require changes to Kaskaskia Road, residential homeowners to the south feel it would have a negative effect on their quiet neighbor.
7. Present Use of Property: Agricultural.
8. Comments:
 - Dan Davis – Request for a rezoning by James Fitzgibbons. Currently zoned A2 to B2.
 - James Fitzgibbons – Bought the property in November.
 - Dan Davis – Showed on the zoning map. Is there water, electric, and telephone?
 - James Fitzgibbons – Yes, there is everything but sewer.
 - Carlyle Mueller – He wants to go to B2. Listed the possible uses in a B2. Could be done as a B1 with a Special Use.
 - Brian Coats – The Comprehensive Plan is marked for commercial and industrial.
 - Chris Voelker – It falls in the Comprehensive Plan, so just need to decide if it is appropriate to rezone.
 - Shawn Goldsmith – Concern with it being commercial storage, does not think it is a good idea. It is Route 3, there is a high traffic flow. That spot is good to put something, but not storage units.
 - Clay Moehrs – Lives on G Road. Where will the entrance be? Will the access be Route 3 or Kaskaskia?
 - Dan Davis – If it is on Route 3, the State has to approve. Kaskaskia the County has to approve.
 - Clay Moehrs – By rezoning that, you are rezoning G Road, does that set precedent?
 - Dan Davis – The Comprehensive Plan was to keep Route 3 commercial and industrial.

- Brian Coats – In the Comprehensive Plan, G Road is residential.
- Chris Voelker – If rezoned he may have to make improvements.
- Aaron Metzger – If he develops it, he would have to widen G Road.
- Tim Huelsman – Lives on G Road. Did not give a clear indication what he wants to put on the property. Going to have to go to Kaskaskia Road because there is a drop from the road and the farmland. It should just stay farmland. You can't see.
- Shawn Goldsmith – The farmer only plants beans and believes he does that out of respect so people can see.
- Tim Buckley – B2 has so many options. We don't need anymore taverns. It is a vast list. He can put anything there and that intersection is hard to pull out on.
- Jane Kolmer – Is there a reason we don't need a traffic study? Once we change the zoning he can do anything.
- Aaron Metzger – We have done two planning commission. One the Planning Commission was required and the other was required.
- Jane Kolmer – Once we change the zoning, we really don't have any control.
- Aaron Metzger – The County controls the entrances on Kaskaskia and G Road. IDOT controls Route 3.
- Chris Voelker – His buildings would have to be 105' off the center line of Route 3.
- Mike Henry – Property right next to it. They are always replacing the stop sign. There are always accidents there. The entrance couldn't go off of Kaskaskia, the ground is too low. It would have to go off of Route 3 or G Road. Just about anything could go up next to my property if it goes through.
- Shawn Goldsmith – Likes growth, but there is high traffic there. He moved back home out of the city to be in the county and see green grass and not concrete. We need slow thoughtful growth. It is about keeping the country country.
- Dave Dudley – Lives out in Burksville. Has anyone looked at a car count by where he wants to put this? Years ago, it was 15,000 cars a day. There needs to be a stoplight there.
- Dan Davis – The state has been adamant that they won't put a light there.
- Aaron Metzger – There is data, but a lot of the accidents do not get reported.
- Carlyle Mueller – If it gets rezoned and he puts in storage units, the traffic would be less than if it was zoned residential.
- Dan Davis – He is not locked in on what he wants to put there.
- Jane Kolmer – That whole corridor was supposed to be business. There are a lot of businesses already out there. At what point do they reassess the speed limit.
- Dan Davis- The state does that.
- George Green – What is it zoned right now?
- Brian Coats – Right now it is zoned A2. In the Comprehensive Plan it is commercial and industrial.
- Tim Huelsman – There is a big drain there. Also worried about the wild life. He knows what is going to go on and Mr. Fitzgibbons won't tell them. Makes him nervous.
- Dave Glosecki – Looked up the traffic counts. 10,000 on Route 3, 7,500 on Kaskaskia Road, and 300 G Road.

- Brian Coats – When I heard the traffic counts, this is why this is a good place for growth and the Comprehensive Plan made that decision.

9. Motion by Dan Davis, second Brian Coats to recommend to approve the Zoning Ordinance Amendment by James Fitzgibbons to rezone from A2 to B2. The property is located at Kaskaskia Road and Route 3, Waterloo, IL. Parcel #11-07-400-019. Yes –8, No –1. Motion passed.
-

OLD BUSINESS:

TREASURER’S REPORT: None

ZONING OFFICER’S REPORT:

(Chris Voelker) In the month of January 2024, there were 15 (1 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$14,229.00, Inspections \$4,550.00, Electrical License Renewals \$625.00, Filing Fees \$950.00, and Electrical Contractor Registration \$500.00. Total fees collected for the month of January 2024 was \$20,854.00.

ROAD REPORT:

(Aaron Metzger) Distributed and discussed the 2024-2028 Monroe County Highway Department Improvement Program. Highlighted the key points. Projected listed in red are the county projects. There are not many, but they are big ones. Inflation and construction costs have impacted the projects. All of the projects listed have funding.

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE: Met tonight

POLICY REVIEW COMMITTEE: None

ECONOMIC DEVELOPMENT:

(Dan Davis) Economic Development staff helping Holten Meat's access to state funds in their decision to lease 164,705 Sq. ft. of new freezer warehouse in Rock City. The Enterprise Zone Project has issued sales Tax certificates to 30 projects in the M-R Enterprise Zone. The same projects retained 472 jobs, while creating 335 new jobs.

ADJOURNMENT: Motion James Agne, second Brian Coats. Voice Vote – All Aye.

Next Regular Meeting – March 7, 2024